THE PINNACLE, HONOLULU REGISTRATION NO. 4112 REVISED DISCLOSURE ABSTRACT AS OF FEBRUARY 16, 2012

THE PINNACLE, HONOLULU REGISTRATION NO. 4112

1. <u>Name and Address of Project (the "Project")</u>:

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THE PINNACLE, HONOLULU 1199 Bishop Street Honolulu, Hawaii 96813

2. Name and Address of Developer (the "Developer"):

The Pinnacle Honolulu, LLC 1188 Bishop Street, Suite 3500A Honolulu, Hawaii 96813 (808) 523-3477

3. Name and Address of Managing Agent of Project (the "Managing Agent"):

Hawaiiana Management Company, Ltd. Pacific Park Place 711 Kapiolani Boulevard, Suite 700 Honolulu, Hawaii 96813 (808) 593-9100

4. <u>Name and Address</u> of Broker:

PMREI, LLC, doing business as Pace Moran Pacific Properties 1003 Bishop Street, Suite 1730 Honolulu, Hawaii 96813 (808) 282-8703

5. Maintenance Fees:

The Managing Agent has certified that Exhibit A, Estimate of Initial Maintenance Fees and Estimate of Fee Disbursement, has been prepared based on generally accepted accounting principles. In addition, the Developer advises all purchasers that the maintenance fees of a condominium project are difficult to estimate prior to actual operation of the Project. Even if maintenance fees have been accurately estimated, such fees will tend to increase in an inflationary economy and as the improvements age. The estimated maintenance fees are based on the latest information available to the Developer and the Managing Agent and are subject to

revision based on actual costs for items enumerated. Maintenance fees can vary depending on services desired by apartment owners. Each buyer should carefully review the attached exhibit.

- 6. <u>Warranties</u>. Developer will transfer to the apartment owner any unexpired manufacturer's or dealer's warranties that are transferable covering appliances in the apartment. DEVELOPER IS NOT THE MANUFACTURER OR MANUFACTURER'S AGENTS FOR ANY OF THE FURNISHINGS OR APPLIANCES IN AN APARTMENT OR THE PROJECT AND DEVELOPER DISCLAIMS (DOES NOT MAKE) ANY EXPRESS OR IMPLIED WARRANTY. DEVELOPER HAS NOT MADE AND WILL NOT BE LEGALLY OBLIGATED FOR, ANY OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO AN APARTMENT, THE COMMON ELEMENTS, OR ANYTHING INSTALLED IN EITHER.
- 7. Use of Apartments. Each Apartment shall be occupied and used primarily for residential purposes. The maximum occupancy of each Apartment shall be limited to not more than two (2) persons per bedroom in any Apartment; provided, however, that not more than four (4) additional persons may occupy an Apartment as guests of the Owner of such Apartment for a period of not more than thirty (30) days; provided further, that the Board of Directors may, in its sole discretion, grant exemptions to the foregoing restriction on occupancy. A portion of an Apartment may also be used for limited office purposes, provided that the portion of the Apartment so used shall be physically separated by walls from the residential portion of the Apartment and shall not exceed one-third (1/3) of the Apartment's total net living area. In no event shall an Apartment or any part thereof be used for retail, wholesale, industrial, manufacturing, commercial, medical, laboratory or research purposes. An Owner who uses a portion of his Apartment as an office may invite business clients or associates to the Apartment, but not more than five (5) business visitors per day. It is the Developer's intent that the Project be primarily residential in use and character, and in no event shall any nonresidential uses be permitted if such uses adversely affect the residential use and character of the Project. An Apartment Owner may rent his Apartment to any third party for a period of not less than thirty (30) days, provided that the rental agreement is in writing. The Owner shall provide each rental tenant with a copy of the Rules and Regulations and shall make a copy of the Bylaws, as amended, available for the tenant's review. An Owner who rents his Apartment shall at all times remain primarily and severally liable to all other Apartment Owners and to the Association for any failure on the part of such Owner's tenant(s) to observe and comply with all provisions of this Declaration, the Bylaws, the Rules and Regulations and all other applicable laws. In no event shall any Apartment or any interest therein be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any time-sharing purpose or under any timesharing plan, arrangement or program, including without limitation any so-called "vacation license," "travel club membership" or "time interval ownership" arrangement. The term "timesharing" as used herein shall be deemed to include, but is not limited to, any plan, program or arrangement under which the right to use, occupy, own or possess an Apartment or Apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, rental or use agreement, cotenancy agreement, partnership or otherwise, and whether or not registered under Chapter 514E, Hawaii Revised Statutes, as amended. No Apartment may be used as a rooming house or for bed and breakfast purposes. Other than the

foregoing restrictions, the Owners of the respective Apartments shall have the absolute right to lease the same, provided that such lease is in writing and is expressly made subject to the covenants and restrictions contained in this Declaration, the Bylaws and the Rules and Regulations.

8. Extent of Commercial or Nonresidential Development. Except for the limited office use allowed for each Apartment in the Project as stated in Paragraph 7 above, there will be no commercial or nonresidential development in the Project.

END OF REVISED DISCLOSURE ABSTRACT

EXHIBIT A

ESTIMATE OF INITIAL MAINTENANCE FEES AND ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS FOR THE PINNACLE

MAINTENANCE FEES	PCI	Monthly Fee
12A, 12B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A,19B, 20A, 20B, 21A, 21B, 23A, 23B, 25A, 25B, 27A, 27B	1.9488%	\$ 993.80
10, 11, 22, 24	3.9117%	\$ 1,994.80
26, 28, 29, 30, 31, 32, 33, 34	3.9119%	\$ 1,994.90
PH	6.2868%	\$ 3,206.00

Note: See also attached Letter dated July 29, 2011 marked as Exhibit "A-1"

2012 Menthly Operating Budget For

The Pinnacle Honolulu

Approved by Board of Directors on July 29, 2011

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							MAR	APR	MAY	JUNE			NNUAL
DESCRIPTION	SEPT		NOV	DEC 2011	JAN 2012	FEB 2012	2012	2012	2012	2012		2012	TOTAL
REVENUE	2011	2011	2011	50,996	50,996	50,996	50,996	50,996	50,996	50,996	50,996	50,996	611,950
MAINTENANCE FEES	50,996	24422		*****	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	64,800
AIR CONDITIONING REIMB	5,400	5,400	5,400	5,400	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	55,200
ELECTRICITY REIMB	4,600	4,600	4,600	4,600		60,996		60,996	60,996	60,596	60,996	60,996	731,950
TOTAL REVENUE	60,996	60,996	60,996	60,996	60,996	60,336	00,330	00123-1					
							MAR	APR	MAY_	JUNE	JULY	AUG	TOTAL
UTILITIES	SEPT	OCT	NOV	DEC	JAN	FEB		23,300			23,300	23,300	279,600
ELECTRICITY	23,300	23,300	23,300	23,300	23,300	23,300		1.625	1,625	1,625	1,625	1,625	19,500
TV CABLE	1,625	1,625	1,625	1,625	1,625	1,625	1,625	4,400	4,400		4,400	4,400	52,800
WATER AND SEWER	4,400	4,400	4,400	4,490	4,400	4,400	4,400	145	145		145	145	1,740
TELEPHONE	145	145	145	145	145	145	145				29,470	29,470	353,640
TOTAL UTILITIES	29,470	29,470	29,470	29,470	29,470	29,470	29,470	29,470	29,470	25,410			
TOTAL VILLIANS									2437	JUNE	JULY	AUG	TOTAL_
CONTRACT SERVICES	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY			500	6,000
AIR CONDITIONING	500	500	500	500	500	500							18,120
	1,510	1,510	1,510	1,510	1,510	1,510		1,510				300	3,600
ELEVATOR	300	300	300	300	300	300	300						
PEST CONTROL	200		200	200	200	200	200						7,500
REFUSE	625		625	625	625	62:	625	625			625		
SECURITY EQUIP. MAINT.	02.5	025	2,500			2,500	<u> </u>	<u> </u>	2,500		-	2,500	
WINDOW CLEANING	2.176	3.135		3.135	3,135	5,63	3,13	3,13	5,635	3,135	3,135	5,635	47,020
TOTAL CNTRCT SVCS	3,135	3,132	3,000	<u> </u>									
		0.00	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	1	TOTAL
MAINTENANCE	SEPT	OCT	T		$\overline{}$	1		22	5 22:	5 225	225	22:	
ELECTRICAL/LIGHTING	22:	-							0 15	0 15	150	150	
PLUMBING	150			1	·		`	_	0 50	0 50	500	500	6,000
POOL	500				* * * * * * * * * * * * * * * * * * * *	-	* 		5 75	5 75	5 75	75	9,060
FIRE SYSTEMS	75		7	+	_	-	-	<u></u>		5 57	5 57:	5 57	6,900
BUILDING REPAIRS	57:	5 575				1			-		5 2,20	5 2,20	26,460
TOTAL MAINTENANCE	2,20	5 2,20	2,20	2,20	5 2,20	5 2,20	<u> 3 6 </u>	باطريقا إن	<u> </u>				_

DESCRIPTION	SEPT	ост	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	ANNUAL
	2011	2011	2011	2011	2012	2012	2012	2012	2012	2012	2012	2012	TOTAL
PROFESSIONAL SVCS	425	425	425	425	425	425	425	425	425	425	425	425	5,100
ADMIN SUPPLIES & SVCS		150	150	150	150	150	150	150	150	150	150	150	1,800
AOAO ADMIN EXPS	150			1.607	1,607	1.607	1,607	1,607	1,607	1,607	1,607	1,607	19,284
MANAGEMENT SRVCS	1,607	1,607	1,607	1,00/1	1,007	1,007	1,007	,,,,,					1,700
AUDIT		1,700				300	300	300	300	300	300	300	3,600
LEGAL FEES GENERAL	300	300	300	300	300		2,482	2,482	2,482	2,482	2,482	2,482	31,484
TOTAL PROF. SERVICES	2,482	4,182	2,482	2,482	2,482	2,482	2,482	2,4021	2,4021	2,402	214041		
PAYROLL & BENEFITS	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	68,700
P/R - MANAGER	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	30,600
P/R - MAINTENANCE		2,330	2,550	2,330	4,000	A,OOO.							4,800
WORKERS COMP	4,800			114	-		114			114			456
TDI	114					so e	925	925	925	925	925	925	11,100
HEALTH CARE	925	925	925	925	925	925	890	890	890	890	890	890	10,680
PAYROLL TAXES	890	890	890	890	890	890	72.5		155	155	155	155	
PAYROLL PREP	155	155	155	155	155	155	155	155			10,245		
TOTAL P/R & BENEFITS	15,159	10,245	10,245	10,359	10,245	10,245	10,359	10,245	10,245	10,359	10.243	10,243	120,170
													mon a f
OTHER EXPENSES	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL
INSURANCE MASTER POLICY	33,000							····					33,000
MISCELLANEOUS EXPENSE	200	200	200	200	200	200	200	200	200			200	+
STATE GET	66			66			66			66		<u> </u>	264
TOTAL OTHER EXP.	33,266	200	200	266	200	200	266	200	200	266	200	200	35,664
TOTAL OP EXPENSE	85,717	49,437	50,237	47,917	47,737	50,237	47,917	47,737	50,237	47,917	47,737	50,237	623,064
TRANSFER TO RESERVES	-24,721	11,559	10,759	13,079	13,259	10,759	13,079	13,259	10,759	13,079	13,259	10,759	108,886

THE	IE PINNACLE I	HONOLULU Y	EAR 2012 RI	ESERVE PROJ	ECT!	AS OF AUG	UST 9, 2011				Page 4
COST NOW and NORM LIFE values are best estimates	by Hawailana Mesa	concert and vendors	who were alex ex	rough to laspect the	proper	ty or give a beri g	<u> </u>				MAINT.
It may be advisable to employ an expert to evaluate those				RE	SERVE	PUND STATUS-I	COLING METHOL		M. PIE	CONTRIB	TILL
First Plan Year - Piecal	2012	Reference Year	2011	THE MODEL'S FI	NDIN	GS FOR % PUNI		2011 Deficit	CHANGE	400,173	1,109,23
Final Plan Year	2031	<u> </u>		Recommended R	H1171	Panding	100%	435,019	85%	160,104	869,16
2011 Maintenance Fees	518,413	2012 Maint Fees	611,950	Target Reserve F			60%	261,011	38%	988,001	809,15
2011 Other Income	330,054	2012 Othr Inc	120,000	Minimum Reserv			50%	217,509	4%	(97,114)	611,95
2011 Operating Expenses	-607,724	2012 Exp	-623,064	EOY 2012 Funds	12 %		17.14%		Source Codes		
1811 Reserve Centrikution	310,744	2012 Contributio	103,886	Condition Codes	ļ.	Source Cedes		1	Cost at Similar	Project	
Projected Reserves At Start of 2012	250,000	Target Funding L	60%	EXCEUNT	1	Centractor Fre			Statistical Guid		- 6
Projected Reserve % at Start of 2012	31.5%	Tet Ann Contrib	88,604	COOD	G	Contractor Est					
Minimum Inflation	3.0%	Req Contrib-Tgt	349,615	FAIR	<u>"</u>	Engineer/Arch					
Projected Savings Interest	2,0%	App. % Change	4%	POOR	P	Cost When La		COST	FUNDING	IOY	
CAPITAL INVENTORY		NOFM	DONE	LAST	CO		HOW	ERC .	ROMPIT	RES	DEFICIT
TEM	ADJUSTMENT	Life	LAST	COST	NO		200,000		198,000	198,000	
Legal Actions		100	1912			2012	20,000		12,000		10,00
Painting - Structural Supports Roof		5	2008	20000		2013	96,250		36,094		36,09
Painting- Exterior		8	2008	96250		2016 2016	25,000		9,375		9,37
Furnishings Recreation Floor		8	2008	25000		2018	15,000		4,500		4,50
Recreation Kitchen		10	2008	15000		2018 2018	15,000		4,500		4,50
Furnishings Lobby		10	2008	15000		2018	15,000		4,500		4,50
Lighting-Building		10	2008	15000		2018	15,000		4,500		4,50
AC Monitoring System		10	2008	15000		2018	10,65		3,197		3,19
Painting - Lobby Interior		10	2008	1065		2018	10,00		3,000		3,00
Painting -Recreation		10	2008	1000		2018	10,00		3,000)	3,0
Security System		10	200B	1000		2018	8,00		2,400)	2,4
Heater Post		10	2008	800		2018	7,00		2,100)	2,1
Controller-Chemical Pool		10	2008	700		2018	5,00		1,500	0	1,5
Lighting-Parking Garage		10	2008	500		2013	484,00		96,89	0	96,8
AC Dankin Rooftop		15	2008	48400		2023	75,00		15,00		15,0
Pump - Booster - 20 hp		15	2008	7500		1023	66,00		13,20		13,2
Tile- Regiazing		15	2008	6600			60,00		12,00		12,0
AC (McQuay) Ronftop		15	2008	6000		2023	35,00		7,00		7,0
Planter Box - Parking Garage		15	2008	3500		2023	30,00		6,00		6,0
Elevators Cab Refurbish		15	2008	3000		2023	24,00		4,80		4,5
Entry Phone System		15	2008	2400		2023	20,00		4,00		4,0
Transfer Switch		15	2008	2000		2023	20,00		4,00		4,0
Key Fob Reader		15	2008	2000		2023	20,00		4,00		4,0
Security Gate Curtain		15	2008	2000		2023	20,00		4,00		4,0
Planter Boxes		15	2008	2000		2023	10,0		2,00		2,0
PA Control Panel- Roof		15	2008	1000		2023 2023	10,0		2,00		2,0
Day Bed- Pool Deck		15	2008	100			6,0		1,20		1,
Counter Granite- Recreation Kitchen		15	2008	604		2023	164,8		27,4		27,
Roofing-Recont		18	2008	1648		2026	20,0		3,3:		3,
Lights- Designer Lobby		18	2008	200		2026	7,2		1,2		1,
Fence Chainlink		18	2008	72		2026			9,0		9,
Fire Control Panel		20	2008	600		2028	60,0		5,1		5
Door-Fire Rated		20	2008	342		2028	34,2		3,7		3
Plumbing Repairs		20	2008	250		2028	25,0		3,0		3
Spalling Repairs		20	2008	200		2028	20,0		3,0 2,2		2
Furnishings Piano- Baby Graud		20	2008	150		2028	15,0		2,2		1
Railings-Garage		20	2008	150		2028	15,0				1
Trush Chute Reline		20	2008	105		2028	10,5			175 100	1
Doors Wood- Labby		20	2008	100	300	2028	10,0			500	
Bath Renovatino-Recreation		20	2008	9(100	2028		000		150	
Window Replace Gaskets		25	2005	150	000	2033	150,		18,0		18
		25	2008	80	000	2033	80,	000		500	!
Tile - Recreation		25	2005	51	750	2033	51,	750		210	•
Tile-Exterior		25	2008	40	980	2033	40,	980		918	,
Tile - Lobby		25	2008	6	000	2033	6,	000		720	
Maliboxes-Gang Type		25	2008	5	000	2033	5,	000		600	
Restriping-Parking Garage		30	2008	500	000	2038	500,	,000		000	5
Elevators Modernize		30	2008		000	2038	120	,000	12,	000	1
Generator Backup 2012BGT12		20	-234							6/9/2	011 12:14 PM

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KOY COST PUNDING NEXT COST NORM DONE LAST со CAPITAL INVENTORY DEFICIT RES. ROMNT NOW TEM LIFE LAST DUE DATE ADJUSTMENT 6,500 6,500 65,000 2038 65000 Fire Pump-Deisel 30 2008

2011 End Yr Totals

2,741,338

635,019

200,000 - 435,019

Board Approved 2012 Cash Flow Plan

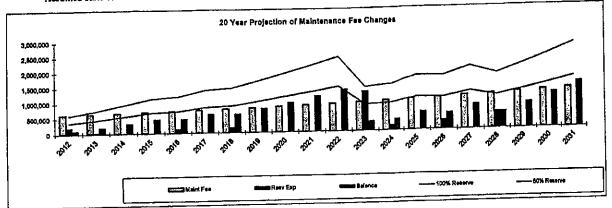
Prepared By: Chuck Ray and Hawaiiana Management Company, Ltd

Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 20 Years

At the Beginning of Fiscal Year 2012, The Pinnacle Honolulu Will Be 31.5 Percent Funded.

Assumed Rate of Inflation: 3%

Assumed Savings Interest Rate: 2%



Contingency	Reserve Fut	\$0						=Ending	% Maint. Fee	Net Reserva	Percent
FY	Starting	-Reserve	-Loan	-Operating	+MainL	+Other	+Interest	Balance	Change	Contrib.	Funded
Year	Balance	Expense	Payments	Ехрепяев	Fees	Income	Income				17%
2012	200,000	206,000	0	623,064	611,950		included		4 004	il as	
2013	102,886	21,218	0	641,756	636,428	120,000		199,331	4,076		35%
2014	199,331	0	0	661,009	661,885	120,000		325,403	4.076	in Treat	41%
2015	325,403	0	0	680,839	688,360	120,000		460,707	4,079	10.721	39%
2016	460,707	140,562	0	701,264	715,894	120,000		463,931	4.076	Park Wall	44%
2017	463,931	0	0	722,302	744,530	120,000	1	616,860	4.076	F1 1765 F78	42%
2018	616,860	160,692	0	743,971	774,311	120,000		618,742	4.076		47%
2019	618,742	0	0	766,290	805,284	120,000		791,700	4.0%		51%
2020	791,700	0	0	789,279	837,495	120,000			4.0%	1000	54%
2021	977,433	. 0	0	812,957	870,995	120,000		1,176,800		18.41	
2022	1,176,800	0	0	837,346	905,835	120,000		1,390,710			
2023	1,390,710	1,283,185	0	862,466	942,068	120,000	16,978	324,105			3:
2024	324,105	178,060		888,340	979,751	120,000	6,816			214 0 211	
	364,271	0		914,990	1,018,941	120,000	9,525				
2025	597,747	299,129		942,440	1,059,699	120,000	11,336	547,212			
2026		277,127		970,713	1,102,087	120,000	13,458	812,043			
2027	547,212	544,381				120,000	13,460	547,458			
2028	812,043	344,361		1,029,830		120,000	0 13,771	843,416		(14 K 212 L 127	
2029	547,458	0	\	1,060,725	1,239,698		0 19,858	1,162,247	4.0%	4 (2/08/97)	48%
2030	843,416		 	1,092,546				1,505,398	4.0%		54%
2031	1,162,247	<u> </u>	<u>' </u>	1,032,040	1,205,225	,	· ···				

CERTIFICATION

Hawaiiana Management Company, Ltd., a Hawaii corporation, the Managing Agent for The Pinnacle, Honolulu condominium project, hereby certifies that Exhibit "A" attached to the Revised Disclosure Abstract dated as of 2011 was prepared in accordance with generally accepted accounting principles.

Hawaiiana Management Company, Ltd., a Hawaii corporation

Name:

11110.

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Hawaiiana Management Company, Ltd. Pacific Park Plaza, Suite 700 711 Kapiolani Boulevard Honolulu, Hawaii 96813 Tel: (808) 593-9100 Fax: (808) 593-6333 Internet: www.hmcmgt.com

July 29, 2011

Dear Owner:

The Board of Directors at The Pinnacle Honolulu has worked very hard throughout the last year to improve, enhance and maintain the project while doing it's best to hold down expenses on behalf of all of the owners.

After two large consecutive maintenance fee increases over the last 2 years, the Association finally begun to realize a positive cashflow, and was able to slowly begin building the Reserves as mandated by Hawaii statute. According to Hawaii's Reserve planning guidelines, The Pinnacle should have a reserve fund of at least \$150,000 currently available for Capital projects, and thanks to the hard work of your Board of Directors and some tough, but necessary decisions on the part of its members, the Association is finally beginning to approach that goal.

Accordingly, the Board finds that the Association can proceed into the coming budget year with only a small increase in maintenance fees. After much consideration and discussion, the Board of Directors of The Pinnacle Honolulu has approved the 2011/12 Reserve Study, prepared using the cash-flow analysis method, and the Operating Budget, which was prepared on a cash basis. After careful review of the Association's current and long range requirements, and to conform with Hawaii State Reserve Funding Laws, the Board has found that it will be necessary to increase maintenance fees by only 4% for the 2011/12 budget year.

In order to pay operating expenses and begin to build an adequate reserve fund to meet future capital reserve requirements, the Board of Directors has levied the following maintenance fees beginning September 1, 2011:

MAINTENANCE FEES	PCI	2011/12
12A, 12B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A,19B, 20A, 20B, 21A, 21B, 23A, 23B, 25A, 25B, 27A, 27B	1.9488%	\$ 993.80
10, 11, 22, 24	3.9117%	\$ 1,994.80
26, 28, 29, 30, 31, 32, 33, 34	3.9119%	\$ 1,994.90
PH	6.2868%	\$ 3,206.00

The Pinnacle Honolulu July 29, 2011 Page 2

Hawaii Revised Statute 514A/B requires that owners be provided certain information on an annual basis about the Operating Budget and Reserve Study. This data is enclosed for your information.

If you are not already using our Surepay system for automatic payments, you might want to consider it now. The enclosed application must be returned to Hawaiiana Management Company, Ltd., prior to August 15, 2011 to ensure that your September 2011 payment is made on time.

If your maintenance fees are paid by a bank, savings and loan or bill payment agency other than Hawaiiana's Surepay Plan, you must inform that agency of the new maintenance fee amount, effective with the September 1, 2011 payment. Please do so at your earliest convenience to ensure that the new amount is paid on time.

Sincerely,

FOR THE BOARD OF DIRECTORS THE PINNACLE HONOLULU

Charles Ray, CMCA®, AMS® Director, Property Management

Enclosures